

**KEY INFORMATION**

Ward North East

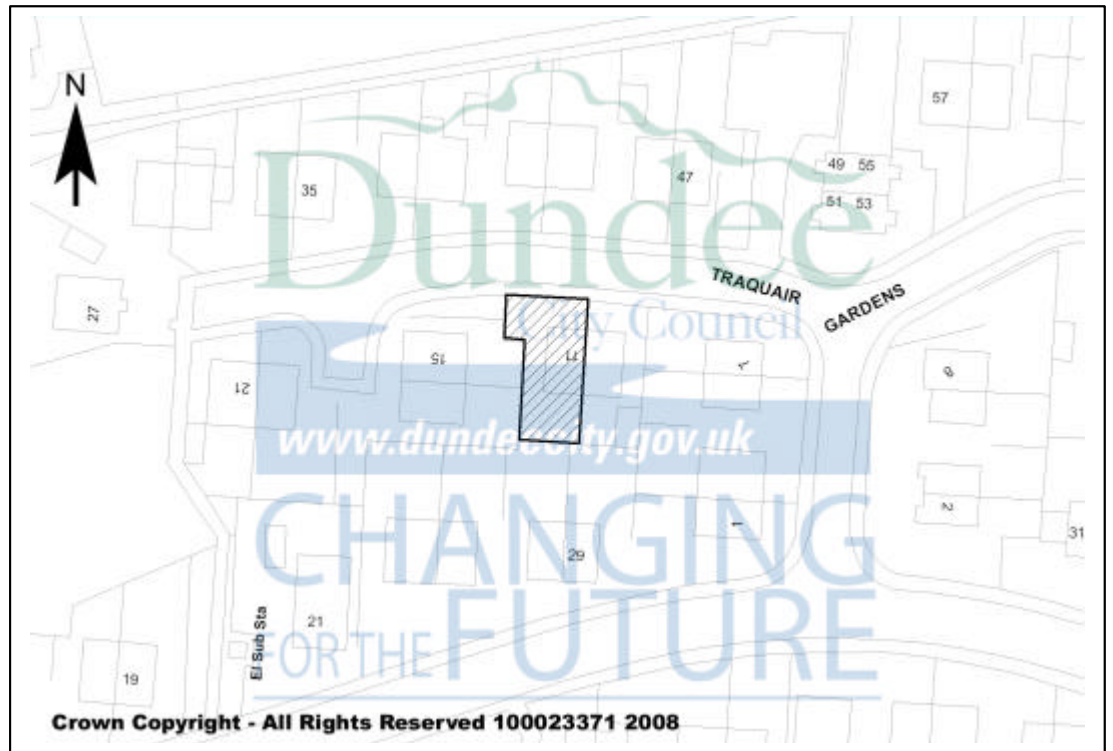
**Proposal**

Erection of extension to dwelling house

**Address**11 Traquair Gardens  
Dundee  
DD4 0TQ**Applicant**Mr Alan McSkimming  
11 Traquair Gardens  
Dundee  
DD4 0TQ**Agent**

Registered 29 Oct 2008

Case Officer P Macari



## Proposed House Extension in Traquair Gardens

The erection of an extension to a dwelling house is **RECOMMENDED FOR APPROVAL** subject to **conditions**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

The proposed extension meets the requirements of Policy 14 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. There are no other material considerations that would justify laying aside the Development Plan to withhold the grant of planning permission.

**SUMMARY OF REPORT**

- This application seeks planning permission for the erection of a single storey extension to the western gable of 11 Traquair Gardens, Dundee.
- Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005 is relevant to the outcome of this application.
- One letter of objection has been received from a neighbouring resident raising concerns of increased on street parking during construction of the proposed extension and after as the extension will leave the application site with one parking space. Other non-material concerns were also raised including potential noise disturbance from builders listening to music/radio and delivery vans using domestic driveways as turning points.
- The proposals are considered to comply with the provisions of Policy 14 of the Dundee Local Plan Review 2005.

**DESCRIPTION OF PROPOSAL**

This application seeks planning permission for the erection of a single storey extension to a semi-detached house at 11 Traquair Gardens, Dundee.

The extension will adjoin the western gable of the existing house and will be set back from the front building line by 4m. The proposed extension will mirror the existing house in terms of roof pitch, eave lines and finishing materials. The extension will provide additional living space in the form of a bedroom.

**SITE DESCRIPTION**

The application site comprises a semi-detached single storey dwelling located on the southern side of Traquair Gardens. The site benefits from front, rear and side gardens. The site slopes from north to south. The front garden is enclosed by a 1m high brown painted timber fence. Vehicle access is taken from a driveway that follows the western boundary of the site. The property is bound to the west by a 1.8m high timber fence. The rear garden is enclosed by a 1.8m high timber fence to the east, south and west.

The house itself has buff facing brick and roughcast walls with a pitched roof finished in brown concrete roof tiles. The existing house also has brown timber doors along with white UPVC framed windows.

To the south, east and west the application site is bound by the rear gardens of neighbouring properties.

**POLICY BACKGROUND**

**Dundee and Angus Structure Plan 2001-2016**

There are no policies relevant to the determination of this application.

**Dundee Local Plan 2005**

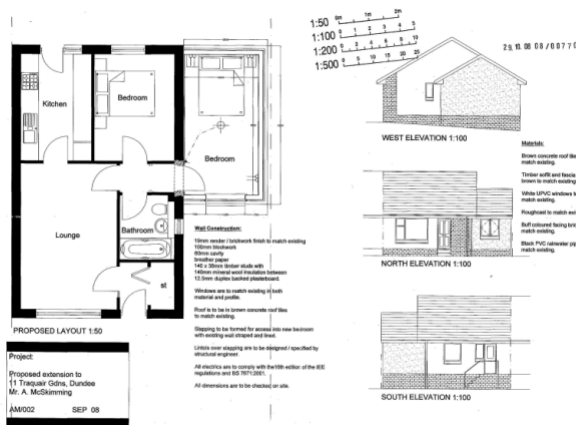
The following policies are of relevance:

Policy 14: Alterations and Extensions to Houses -proposals to alter or extend existing dwellinghouses will be only be permitted where:

- a there is no adverse impact on the appearance of prominent elevations of the house; and
- b there is no significant loss of sunlight, daylight or privacy to the occupants of neighbouring properties; and



- c more than 50% of the original useable garden area will be retained; and



- d the design and materials respect the character of the existing building.

**Scottish Planning Policies, Planning Advice Notes and Circulars**

There are no statements of Government policy relevant to the determination of this application.

**Non Statutory Statements of Council Policy**

There are no non statutory Council policies relevant to the determination of this application.

**SUSTAINABILITY ISSUES**

There are no specific sustainability policy implications arising from this application.

**SITE HISTORY**

There is no planning history of relevance to the outcome of this application.

**PUBLIC PARTICIPATION**

The applicant has followed the statutory neighbour notification procedure as dictated by the Town and Country Planning (General Development Procedure) (Scotland) Order 1992. One letter of objection has been received from a neighbouring resident concerned about increased levels of on-street parking during and after the construction of the proposed extension. Several concerns that are not material to the outcome of this planning application were also raised by the objector. These included potential noise disturbance from builders playing music/listening to the radio while they work, and, delivery vehicles using domestic driveways as turning points.

Members will already have had access to these letters and the points raised are considered in the 'Observations' and 'Material Considerations' Sections of this report below.

**CONSULTATIONS**

No adverse comments have been received from Consultees.

**OBSERVATIONS**

**Statutory Requirements**

In accordance with Section 25 of the Town and Country Planning (Scotland) Act 1997 the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

## The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposed single storey extension to the western gable of 11 Traquair Gardens is considered to meet the criteria of Policy 14 (Alterations and Extensions to Houses) of the Dundee Local Plan Review 2005.

The proposed extension will provide additional living space in the form of a 2nd bedroom and will be of a form that complements the appearance of the front elevation of the existing house. This is because the proposed extension will be set back from the front building line by 3.8m so as to retain one off street parking space as well as the existing window opening and drainage arrangements to the bathroom. The proposed extension will have a roof pitch and eave line matching the existing house with the roof finished in brown concrete roof tiles, the walls in buff roughcast, base course in buff facing brick and windows in white UPVC to match the existing house. It is therefore considered that the proposed extension will not detract from the appearance of the existing house.

By virtue of design, scale and massing the proposed extension will not overlook or overshadow neighbouring properties. Given the location of the proposed extension in the side garden ground 100% of the existing usable garden ground to the rear of the property will be retained.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## Other Material Considerations

The other material considerations to be taken into account are as follows:

### a Views of the objector

One letter of objection has been received from a neighbouring resident concerned about increased levels of on-street parking during and after the construction of the proposed extension. In accordance with Appendix 1 of the Dundee Local Plan Review 2005, new houses in the suburbs of Dundee with less than three bedrooms require one off street car parking

space. The proposed extension will take the number of bedrooms at 11 Traquair Gardens to two and although the extension will lead to the loss of one off street car parking space, one car parking space within the curtilage of the application site will be retained in accordance with the provisions of the Dundee Local Plan Review 2005. Therefore the loss of one off street car parking space is not considered to sufficient to lead to a significant increase in on-street parking. This concern is not supported.

Several concerns that are not material to the outcome of this planning application were also raised by the objector. These included potential noise disturbance from builders playing music/listening to the radio while they work, delivery vehicles using domestic driveways as turning points and an increase in on street parking during development. These concerns are not material to the outcome of this planning application and therefore have not been taken into account.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

## Design

The proposed extension is of a scale, massing and design that compliment the visual appearance of the existing house. The extension retains the character of the existing house through the use of matching finishing materials while also appearing ancillary to the original house due to its position behind the front building line.

## CONCLUSION

The proposed extension meets the requirements of Policy 14 of the Dundee Local Plan Review 2005. The concerns of the objector are not supported. There are no other material considerations that would justify laying aside the Development plan to withhold the grant of planning permission.

## RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 2 Details of the finishing of the west elevation of the proposed extension shall be submitted to the Council for approval before any development is commenced and, if approved, the development shall be carried out only in full accordance with such approved details.

## Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 Although the plans submitted indicate that the walls will be finished in a facing brick basecourse and dry dash render to match the existing finish and this is acceptable, it will not be possible to implement this finish without getting access to the adjoining property. If such access is denied then an acceptable alternative finish needs to be approved before works are started on the site.